

NO TRANSFER
TAX PAID

FORECLOSURE JUDGMENT DEED

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KNOW ALL PERSONS BY THESE PRESENTS THAT KINGFIELD SAVINGS BANK, a duly organized Maine banking corporation having an office and place of business at Kingfield, Franklin County, State of Maine pursuant to a certain judgment of foreclosure and sale dated July 10, 1996 granted in the Superior Court, Kennebec County, Doc. No. CV-96-211 on a certain mortgage and security agreement dated November 22, 1994, the mortgage recorded at Book 4812, Page 99, Kennebec Registry of Deeds, the statutory ninety (90) day redemption period having elapsed without redemption and Kingfield Savings Bank having caused notice that a public sale of the premises will be held, said notice having been published once in each of three successive weeks, to wit: October 30, 1996, November 6, 1996, and November 13, 1996 in the Morning Sentinel, a newspaper of general circulation in Kennebec County; and

In accordance with the time, place and terms specified in the notice of public sale, the public sale having occurred on the first floor of 237 Main Street, Waterville, Maine on Wednesday, December 4, 1996 at 2:00 p.m.; and

In consideration the sum of \$155,000.00, this being part of the amount due under the Judgment of Foreclosure and Sale, Kingfield Savings Bank does hereby give, grant, bargain, sell and convey unto Kingfield Savings Bank of Kingfield, Maine, the following described premises situated in Waterville, Kennebec County, State of Maine, further bounded and described as following, to wit:-

Land and buildings thereon situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a stone bound in the easterly line of Main Street at the southwesterly corner of land now or formerly of the President and Trustees of Colby College; thence easterly along the southerly line of said land now or formerly of said President and Trustees of Colby College one hundred two and two-tenths (102.2) feet to a point in a line passing just midway between the easterly wall of the easterly building ~~once~~ used as a garage on the lot hereby conveyed and the westerly wall of the building, now a sun porch, of the buildings easterly of the lot hereby conveyed; thence southerly passing just midway between the two buildings just referred to eighty-one and seven-tenths (81.7) feet to the northerly line of land now or formerly of Bertha Knowlton; thence westerly along the northerly line of land now or formerly of said Bertha Knowlton ninety-eight and two-tenths (98.2) feet to the easterly line of said Main Street; thence northerly along the easterly line of said Main Street seventy-eight (78) feet to the point of beginning.

Also another certain lot or parcel of land situate in said Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a point in the southerly line of land now or formerly of the President and Trustees of Colby College one hundred two and two-tenths (102.2) feet easterly from the easterly line of Main Street at a point in a line passing just midway between the easterly wall of the easterly building ~~once~~ used as a garage on the lot just westerly of the lot hereby conveyed and the westerly wall of the building (now a sun porch) on the lot hereby conveyed; thence southerly passing just midway between the two buildings just referred to, eighty-one and seven-tenths (81.7) feet to the northerly line of land now or formerly of Bertha Knowlton; thence easterly along the north line of land now or formerly of Bertha Knowlton twenty-nine (29) feet to an angle at the northeast corner of land now or formerly of Bertha Knowlton; thence southerly thirty-two (32) feet; thence easterly at approximately right angles twenty and two-tenths (20.1) feet to land now or formerly of the President and Trustees of Colby College; thence northerly along the said land now or formerly of the President and Trustees of Colby College one hundred and two (102) feet, more or less, to an angle; thence northwesterly along said land now or formerly of the President and Trustees of Colby College twenty-seven (27) feet to an angle; thence westerly along the southerly line of said land of the President and Trustees of Colby College thirty-five (35) feet to the point of beginning.

Also hereby conveying a certain right of way, situated in the City of Waterville, County of Kennebec, State of Maine and further described as follows:

Being Twenty (20) feet in width, in common with others from Main Street to College Place, so called, that right of way being the same as described in a deed recorded in the Kennebec Registry in Book 2615, Page 299.

Also hereby granting and conveying unto the Grantee herein the right, in common with Grantor and Grantor's successors and assigns, to pass over and park upon the small strip of land lying southerly of said right of way between said right of way and the premises owned by the grantee herein described in the deed of the premises known as 237 Main Street.

Meaning and intending to hereby convey a right of way and easement in common over a small strip of land and rights in common with others of the private road passing from Main Street to College Place as described in the deed of the premises conveyed ~~by deed of Waterville Boys/Girls Club, Inc. recorded in the~~ Kennebec Registry in Book 2462, Page 66.

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State of Maine, County of Kennebec, ss.

Dec. 6, 1996.

Then personally appeared the above named Fred T. Biermann and Frances A. Biermann and acknowledges the foregoing instrument to be their free act and deed.

Before me,

Mary S. Mathieu

Mary S. Mathieu, Notary Public
My Commission Expires: 1/18/00



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RECEIVED KENNEBEC SS.

96 DEC -9 AM 9:00

ATTEST: *Theresa Ruth Morris*
REGISTER OF DEEDS